

# 287 Marine Terrace, Geographe, WA 6280



## House For Sale

Saturday, 4 January 2025

287 Marine Terrace, Geographe, WA 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 603 m2**

**Type: House**



Mel McCurry & Emma Borinelli

0897544414

## Offers from \$1,150,000

Contemporary Coastal Living Step into this impeccably designed 4 bedroom 2 bathroom home, completed in early 2022, and enjoy the ultimate in modern living just moments from the coast. Boasting 32-course ceilings throughout, this property is a true standout, blending functionality with thoughtful features that elevate the lifestyle of its next lucky owners.

**Key Features:**

- Exceptional Garage Access:** Rear access with an extra-high panel lift door (2.7m clearance) and a secondary roller door (2.5m clearance), ideal for larger vehicles, boats, or caravans.
- Potential for a Powered Shed:** With exposed aggregate at the rear and a conduit already installed, adding a powered workshop or shed is a breeze.
- Year-Round Comfort:** Reverse-cycle air conditioning in the living and kitchen area, complemented by ceiling fans in all bedrooms and quality block-out blinds from Sarah's Place, ensuring a cool and comfortable retreat even during summer.
- 2nd Living Area & Office:** So there is plenty of space for all the family.
- Elegant Bedrooms:** The huge master bedroom features an exceptional walk-in robe and an ensuite with a heated towel rail, while all bedrooms are finished with hypoallergenic carpets for added comfort.
- Beautiful and spacious kitchen** boasting quality appliances, stone benchtops, dishwasher and overlooking the north facing backyard and alfresco area.
- Outdoor Living:**
- Flexible Backyard Options:** The reticulated backyard is low-maintenance, while the artificial turf out the front provides another low maintenance option which could easily be replaced with a reticulated garden if desired. The back yard is a unique sanctuary designed with edible plants for possums, creating a harmonious connection with nature.
- Neighbourhood Charm:** Mostly surrounded by owner-occupied homes, the community is peaceful and welcoming.
- Additional Highlights:** Enjoy natural ventilation with a clever home design that allows breezes to flow freely from the front to the rear. External blinds on bedrooms 2 and 3 enhance privacy and temperature control. Morning sunlight fills the bathroom, eliminating the need for a heated towel rail. This property represents a rare opportunity to own a modern, thoughtfully designed home in a highly sought-after location. Perfect for retirees, investors, or families seeking a peaceful, coastal lifestyle. Contact us today to arrange your private viewing on 9754 4414!

**\*\*Prior to purchasing, Busselton Property Group Pty Ltd advises all buyers to conduct their own due diligence. Information provided is sourced from the vendor and other third parties. We recommend independent verification of all details.**